

FOR SALE

1135 Berkshire Road
Fayetteville, NC 28304



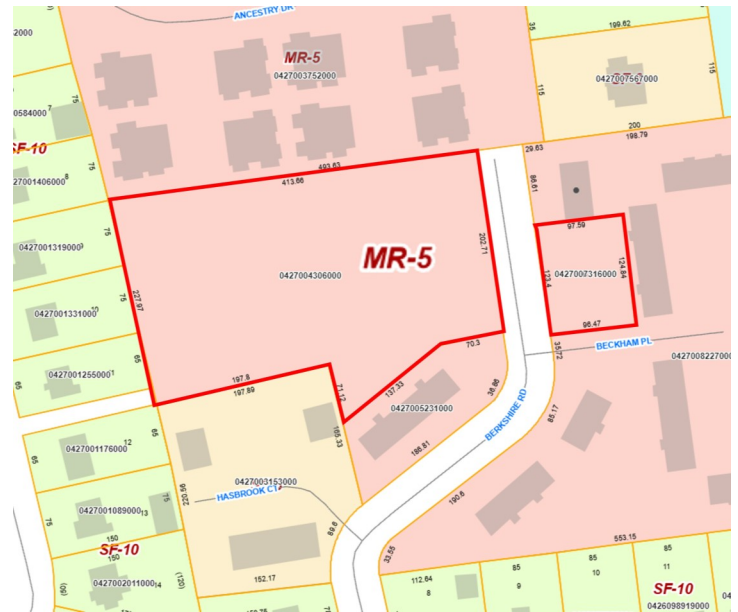
+/- 2.36 ACRES MULTI-FAMILY LAND FOR SALE

Offering Summary

- Sale Price: \$468,000
- Size: +/- 2.39 Acres
- Zoned: MR-5—Mixed Residential
- Frontage: +/- 326 Ft on Berkshire Road

Property Description

+/- 2.36 Acres ideally located less than one mile from Cape Fear Valley Medical Center and the new Methodist University Cape Fear Valley Health School of Medicine. Located off Owen Drive, near Raeford Road with abundant retail and dining options nearby. This property is situated in the safe and desirable Glendale Subdivision—making it a strong investment opportunity. Zoned MR-5 for multi-family and already has engineering approval by the city for 26 Town-homes. See attached Site Plan and potential Town-House floor plan. Property is Broker Owned.

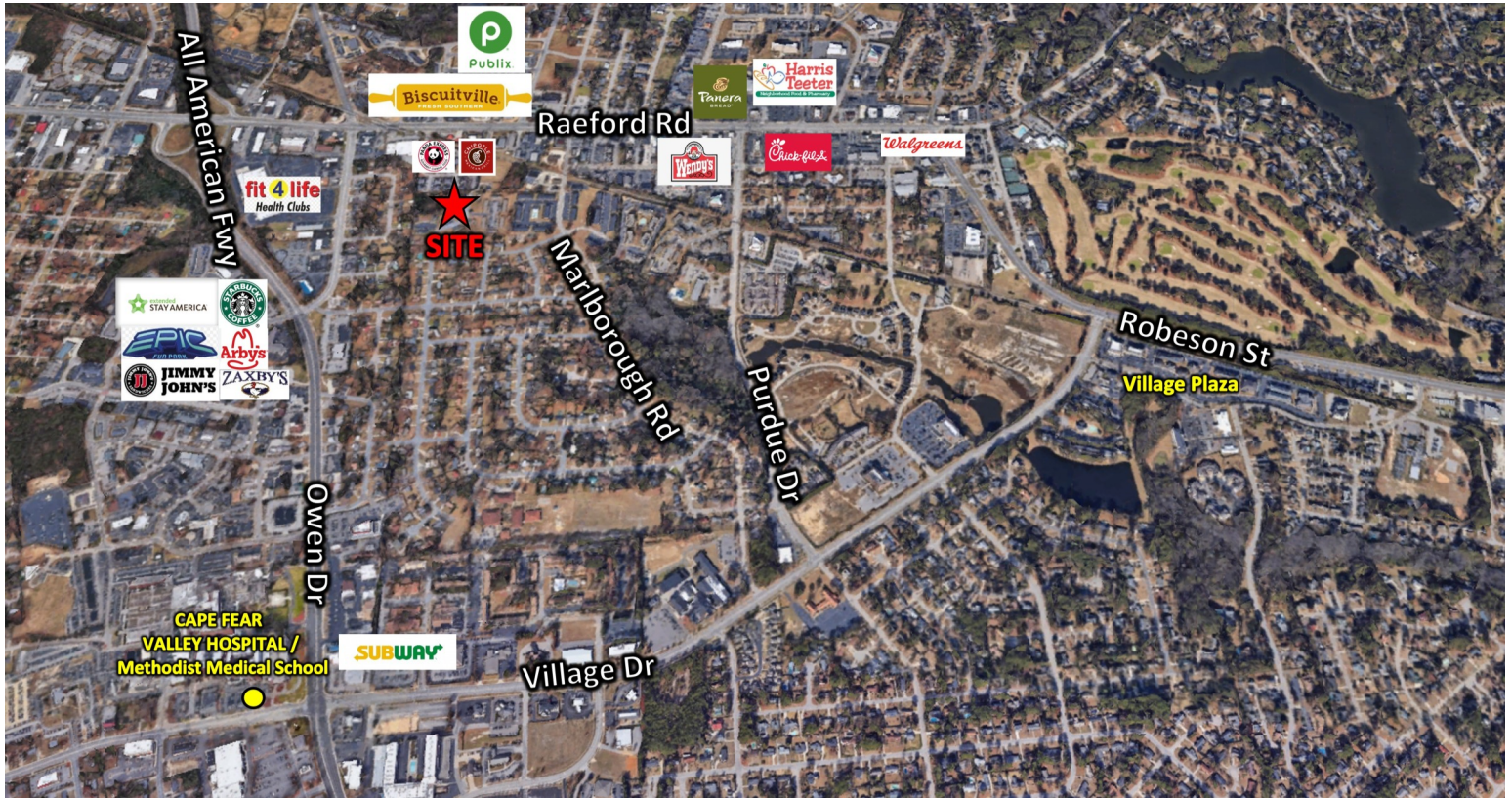


Michael H. Paschal

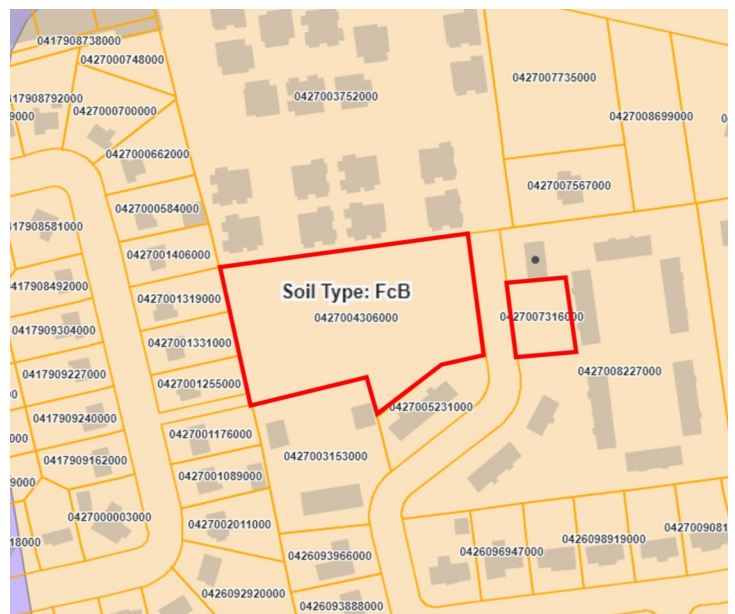
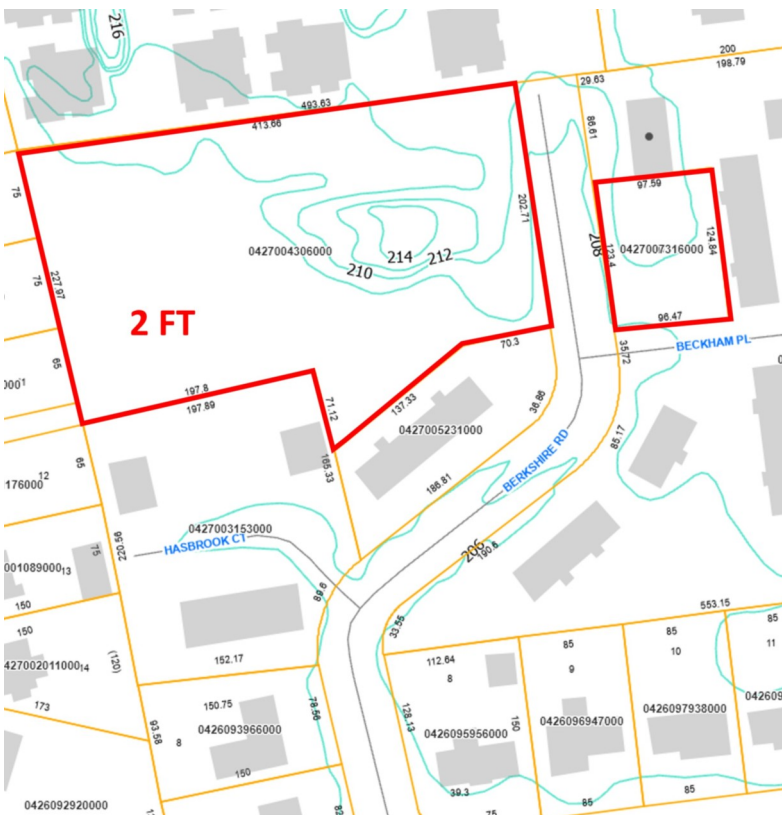
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Potential Site Plan



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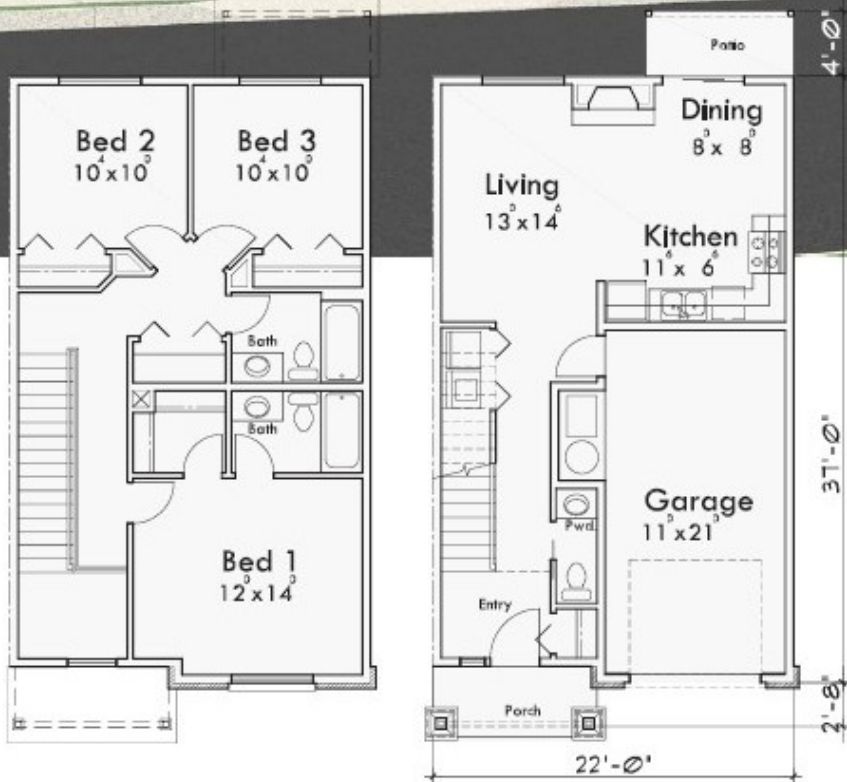


Potential Floor Plan



PLAN #F-597

MAIN FLR. 540 SQ. FT.
UPPER FLR. 720 SQ. FT.
TOTAL 1260 SQ. FT.
GARAGE 263 SQ. FT.



Art work may vary
from building plans

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